

'The Hair Lounge', Merton Road, Ambrosden, Bicester, OX25 2LS

For Lease – Modern Two-Storey Class E Retail Premises - 537 sq ft



Sq Ft	Sq M	Use	Rent Per Annum Exclusive	Building Insurance PA	2023 Rateable Value	EPC
537	49.89	Class E	£8,500	£407.68 (2025)	£5,300	B - 47

Location

The village of Ambrosden is located approximately 3 miles southeast of Bicester in Oxfordshire, just off the A41 and close to the M40 London to Birmingham motorway and Aylesbury. Ambrosden has a primary school, convenience store with post office (neighbouring the subject property), as well as a village hall (opposite the subject property). For rail links, Bicester Village and Bicester North stations offer regular services to Oxford, London, and Birmingham Snow Hill.

Description

The premises comprise a former hair salon, providing mainly open plan ground floor retail accommodation together with separate kitchenette and WC, together with a bright studio space to first floor, accessible via spiral staircase. The unit benefits from the former hair salons equipment and fit out, as photographed.

Heating/cooling is via wall-mounted air conditioning unit to ground floor.

The premises could also suit a variety of other uses due to Class E.

Accommodation (Measured in accordance with the current R.I.C.S. Code of Measuring Practice.)

Description	Floor	Sq M	Sq Ft
Retail	Ground	34.10	367
Ancillary	First	15.79	170
Total		49.89	537

Services

We understand that all main services are provided to the property, but excluding gas. These services have not been tested by the agents.

Terms & VAT

The property is available on a new fully repairing and insuring lease, at a rent of £8,500 per annum, exclusive of other outgoings and is subject to contract.

VAT will not be payable in addition to the rental figure.

Service Charge & Building Insurance

There is no service charge payable.

The lessor will insure the premises and will recover the relevant premium from the lessee annually in advance. The lessee will however be responsible for organising insurance for their own contents.

Business Rates

The Rateable Value from 1st April 2023 is £5,300. Under current legislation you may be eligible for 'small business rates relief' where no rates are payable. This will need to be claimed by the ingoing tenant and is subject to eligibility.

Further details are available from the agents or via the Local Charging Authority.

Viewing and further information

Please contact Chris White & Harvey White

Email: chris@whitecommercial.co.uk
and harvey@whitecommercial.co.uk

www.whitecommercial.co.uk | 01295 271000

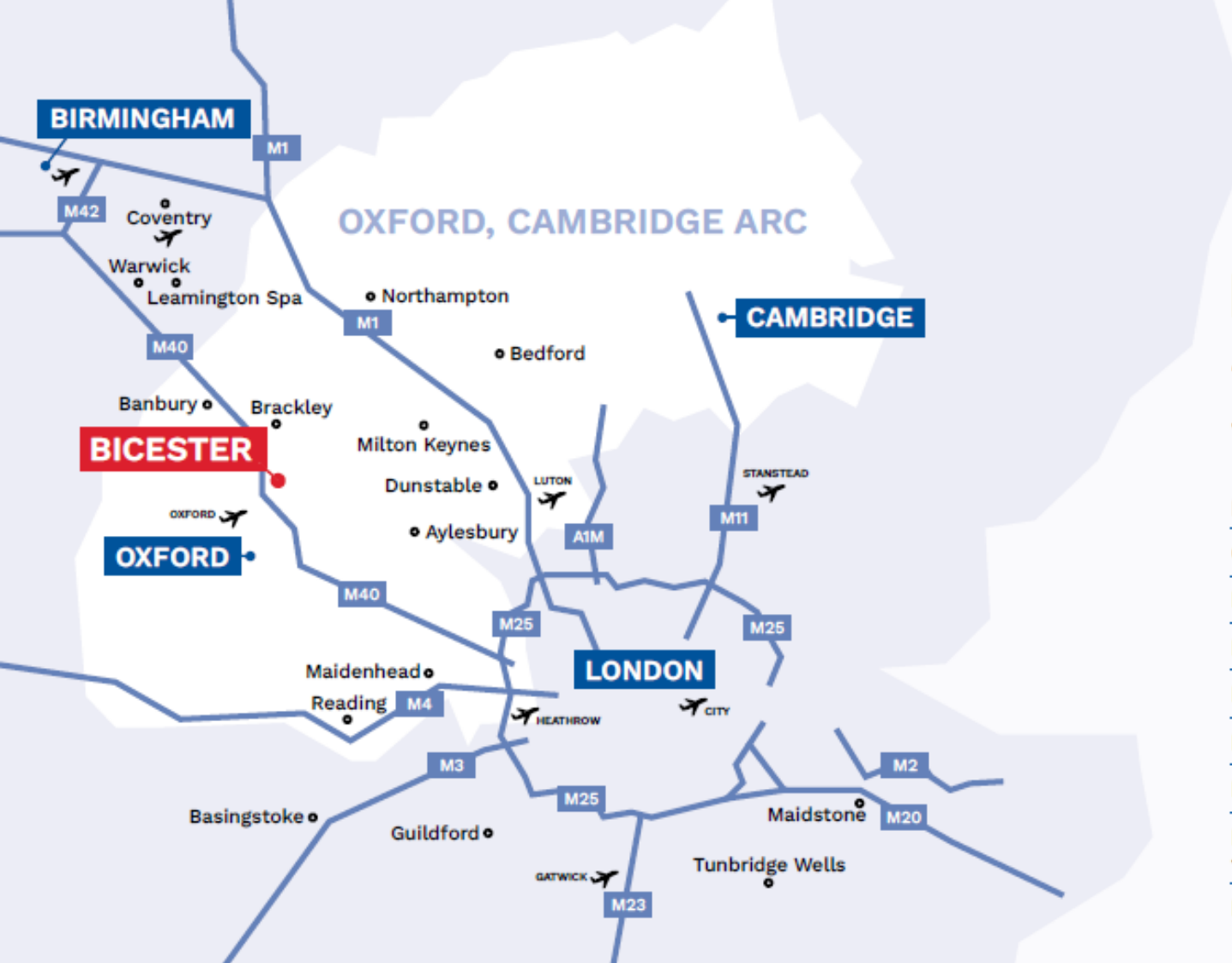


Chris White

Harvey White

FURTHER INFORMATION

These particulars are intended as a guide and must not be relied upon as statement of fact. They are not intended to constitute part of any offer or contract. If you wish to stop receiving information from White Commercial Surveyors, please email info@whitecommercial.co.uk or call us on 01295 271000. Please see www.whitecommercial.co.uk for our privacy policy. July 2025.



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Travel Distances from Bicester by Car



Destination	Miles	KM	Travel Time
Oxford M40/A34	10	16	20 mins
Banbury J11, M40	17	27	27 mins
Birmingham M40	66	106	1 hour 19 mins
Milton Keynes	25	40	35 mins
Heathrow Airport M40	50	80	54 mins
Birmingham Airport M40	53	85	1 hour
Northampton Junction 15a, M1	27	43	37 mins
London	63	101	1 hour 31 mins

LOCATION

Bicester is situated at Junction 9 of the London to Birmingham M40 with excellent access to Oxford, London and Birmingham and the Thames Valley. Bicester is at the forefront of Oxfordshire's residential and commercial growth.

Bicester has a population of just over 37,020 which is projected to rise to 50,000+ by 2031. It has a catchment population of over 110,000. Bicester is internationally recognised for Bicester Village designer retail outlet with over 7 million visitors a year.

Train links to Bicester are unrivalled in the local area with 2 stations in the town, Bicester Village and Bicester Parkway, with direct links to London Marylebone, Birmingham and Oxford City.

